

# INDEPENDENT FLOORS

DLF GARDENCITY, SECTOR 91-92, GURUGRAM



Representative image



M/s. DLF Utilities Limited  
Registered Office:  
3rd Floor, Shopping Mall, Arjun Marg,  
DLF City Phase-I, Gurugram 122002, Haryana



Representative image

# INDEPENDENT FLOORS

AT



**DLF**  
**GARDENCITY**  
GURUGRAM

Presenting **Independent Floors** at DLF Gardencity, Gurugram. Besides offering an abundance of nature's delights, DLF Gardencity is located in close proximity to well planned social and physical infrastructure including business districts, hotels, schools, hospitals, multiplexes, clubs, golf courses and a variety of other leisure and retail options. Seamlessly connected to every business and entertainment center of Gurugram through a rapidly developing network of public transport, highways and roads, Independent Floors at DLF Gardencity are ideal for corporate honchos and their families to make it their abode.

Presenting

# Independent Floors

at DLF Gardencity, Sector 91-92, Gurugram



EVERYTHING YOU  
EXPECT FROM  
AN INDEPENDENT  
FLOOR **AMIDST**  
**OODLES OF GREENERY**



Representative images



Independent Floors are the ultimate destination of choice for the residents of New Gurugram. These elegant residences are not only a part of the DLF Gardencity ecosystem but also a true representative of DLF's much celebrated lifestyle.

The Independent Floors come with a layout that comprises 4 BHK units with a staff room and a store in the basement and dedicated car parking on the ground floor.

Strategically located, this complex will give its residents seamless connectivity to all the conveniences life has to offer.



## DESIGN

LOW RISE  
INDEPENDENT FLOORS



## GREENERY

LUSH GREENERY  
AROUND WITH PARKS  
AND TREE-LINED  
AVENUES



## CONNECTIVITY

WELL-DEVELOPED  
INTERNAL ROADS IN DLF  
GARDENCITY  
CONNECTING TO NEARBY  
EXPRESSWAYS



%' ' \$/&+

CCTV IN PARKING AREA  
AND ENTRANCE LOBBY

# NURTURED BY NATURE

Think of mesmerizing morning walks in the gleaming sunshine where the rays of the sun illuminate not only your surroundings, but also your inner self.

With parks nearby and tree-lined avenues, these independent floors will give you a pristine world, where your home radiates modernity, surrounded by natural beauty.



# CRAFTED FOR YOUR CONVENIENCE

The units are efficiently planned to carve out most usable areas. Each room is well lit and ventilated.

Covered car parking at the stilt level, entrance with lift and staircase lobby and CCTV in driveway of parking, ground floor entrance lobby provide a secure and comfortable experience.



Representative image

## SCHOOLS

Ipsaa Day Care and Pre School - 0.3 Km  
DPS Sector 84 - 6.2 km  
Matrikiran School - 8.0 Km  
Bal Bharti School - 9.3 Km

## OFFICE SPACES

IMT Manesar - 5.0 Km  
Udyog Vihar Industrial Area Phase VI - 12.9 Km  
DLF Corporate Greens - 13.6 Km  
DLF Cybercity - 26 Km

## HOTELS

Hyatt Regency - 6.6 Km  
Heritage Village - 6.6 Km  
ITC Grand Bharat - 17.6 Km

## RETAIL

Sapphire Ninety - 3.3 Km  
Iris Broadway - 4.8 km  
Vatika City Centre - 10 Km  
DLF Cyber Hub - 28 km

## HOSPITALS

Genesis Hospital, Sector 84 - 6 Km  
Medeor Hospital, Manesar - 7.1 Km  
ESIC Hospital, Manesar - 7.4 Km  
Medanta Medicity - 21 Km

## CONNECTIVITY

Western Peripheral Expressway (KMP Expressway) - 6.0 Km  
Northern Peripheral Expressway (Dwarka Expressway) - 7.2 Km  
Delhi - Jaipur Expressway (NH8) - 7.8 Km  
HUDA City Centre Metro Station - 23 Km  
IGI Airport - 36 Km

All distances mentioned are approximation only.

# ATTRACTIVE LOCATION

Independent Floors at DLF Gardencity are strategically placed in Sector 91/92, Gurugram with direct connectivity to Delhi-Jaipur Expressway, KMP Expressway and Dwarka Expressway through internal and sector roads in New Gurugram. Besides, the Kherki Daula toll, which as per government plans shall move further ahead on the expressway, now accepts FASTags for electronic toll collection, thus further easing out traffic congestion.



Not to scale

# Specifications\*\*

## SCHEDULE-E

### Proposed Specifications

#### PART A - INSIDE THE INDEPENDENT FLOOR

<b>Living / Dining / Lobby / Passage</b>	
Floor	Imported Marble
Walls	Acrylic Emulsion /OBD
Ceiling	Acrylic Emulsion /OBD
<b>Bedrooms</b>	
Floor	Laminated WoodenFlooring
Walls	Acrylic Emulsion /OBD
Ceiling	Acrylic Emulsion /OBD
<b>Kitchen</b>	
Walls	Tiles up-to 2' above counter & Acrylic Emulsion paint in balancearea
Floor	Anti-skid Tiles
Ceiling	OBD
Counter	Granite /SyntheticStone
Fittings/Fixtures	CP fittings, SS Sink, Exhaustfan
<b>Balcony</b>	
Floor	Tiles
Ceiling	OBD
<b>Toilets</b>	
Walls	Combination of Tiles / Acrylic Emulsion Paint / Mirror
Floors	Anti-skidtiles
Ceiling	OBD
Counter	Granite / SyntheticStone
Fixtures/Accessories	Exhaust Fan, Towel rail / ring of standard make, Geyser
Sanitary ware/CPfittings	CP fittings, Wash Basin, Floor mounted / Wall-hungWC
<b>Plumbing</b>	
CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes.	

# Specifications\*\*

<b>S. Room</b>	
Floor	Tiles / Mosaic cast-in situ flooring /IPS
Walls/Ceiling	Whitewash
Toilet	Ceramic Tile flooring, Conventional CP Fittings, White Chinaware
<b>Doors</b>	
InternalDoors	Painted frame with Painted flushdoors.
EntranceDoors	Painted / Polished frame with laminated flushdoor.
External Glazings	Windows/ExternalGlazing Single glass unit with clear glass UPVC / Aluminium / MS Frames & shuttersin habitable rooms. Frosted / Clear Glass in toilets.
<b>Electrical Fixtures/Fittings</b>	
Modular switches and ceiling light fixtures in Balconies.	
<b>PART B - COMMON AREAS IN THE BUILDING</b>	
<b>Power Back-up</b>	
Back-up by DG setupto 7 KVA	
<b>Security System</b>	
CCTV in driveway of Parking, Ground floor entrance lobby	
<b>Lift Lobby</b>	
Lifts	Capacity of 6persons
<b>Staircases</b>	
Floor	Kota Stone / Indian Stone /Granite.
Walls	Acrylic Emulsion /OBD
<ul style="list-style-type: none"> <li>·Zone IV seismic considerations for structural design.</li> <li>· Airconditioning in living, dining and bedrooms.</li> </ul>	

#### Conversion Scale

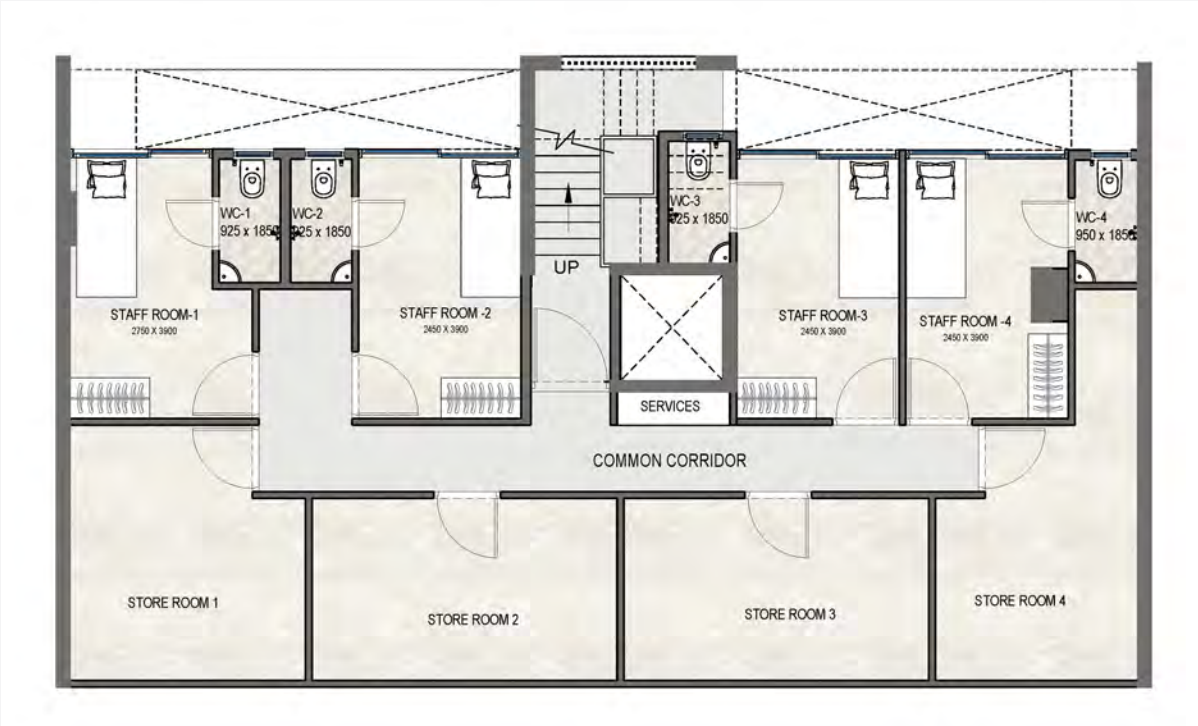
1 ft = 304.8 mm

DISCLAIMER: Marble/Granite being natural material have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the Promoter or Competent Authority. Marginal variations may be necessary during construction.



# Floor plans

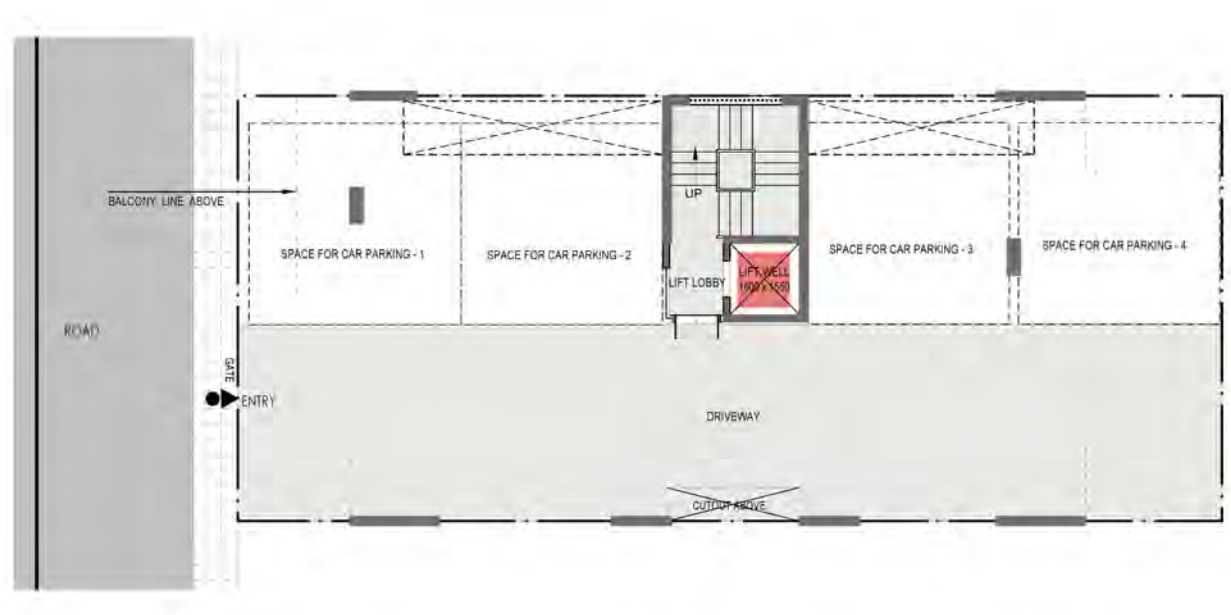
### 209 SQMT (Basement Floor Plan)



PLAN NOT TO SCALE  
DISCLAIMER : PLAN CAN BE MIRRORED AS PER SPECIFIC LOCATION

# Floor plans

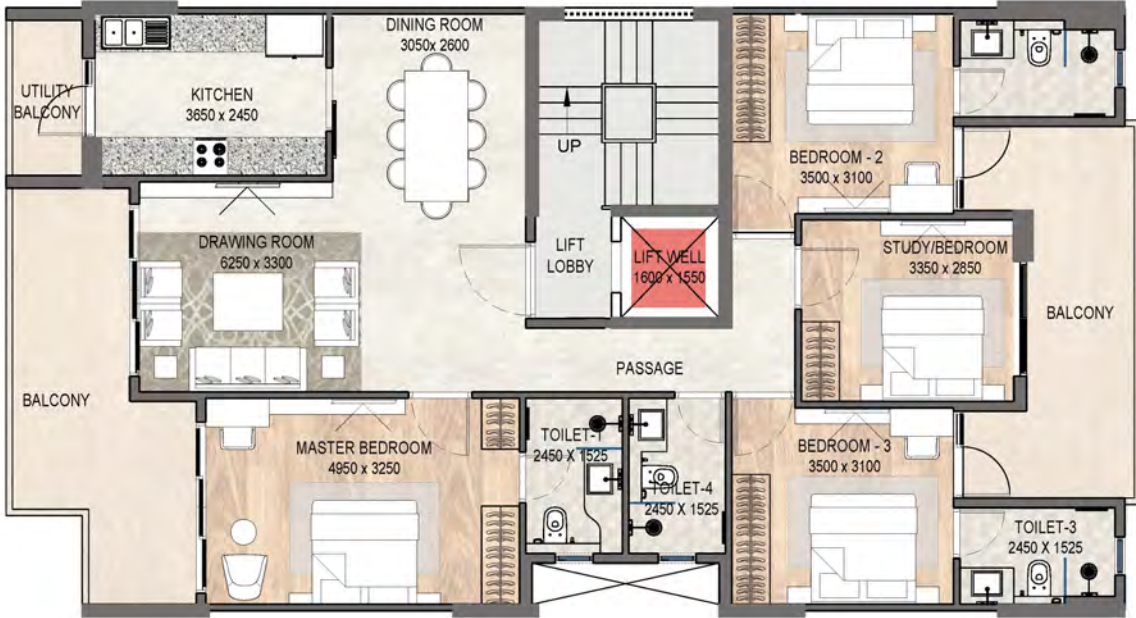
### 209 SQMT (Stilt Floor Plan)



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# Floor plans

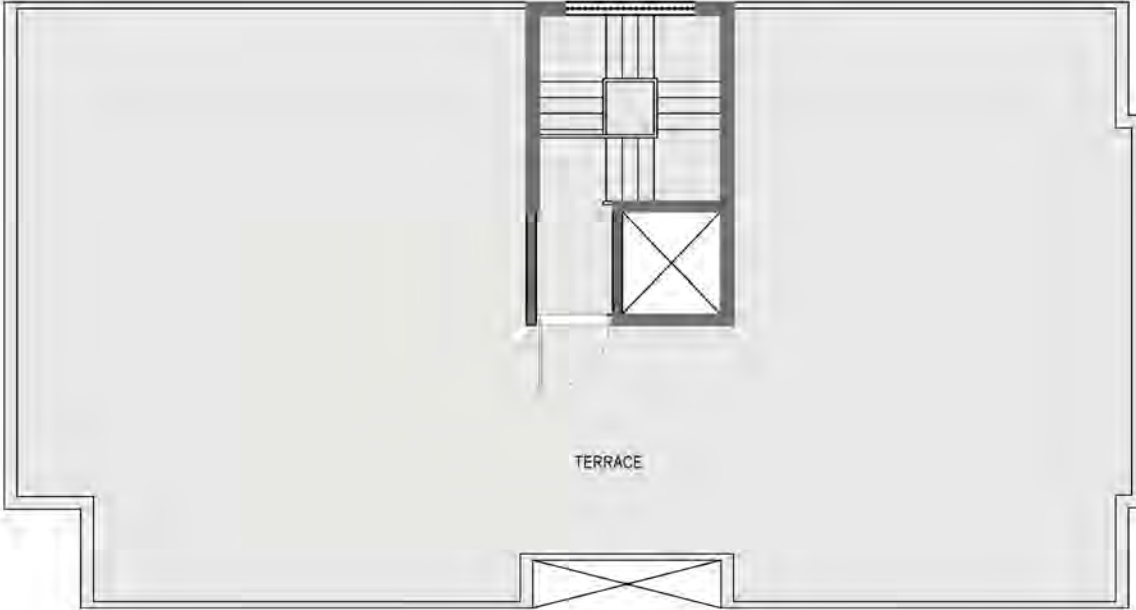
209 SQMT (Typical Floor Plan)



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# Floor plans

209 SQMT (Terrace Floor Plan)



Note - Terrace and services on it are part of common areas

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# Floor plans

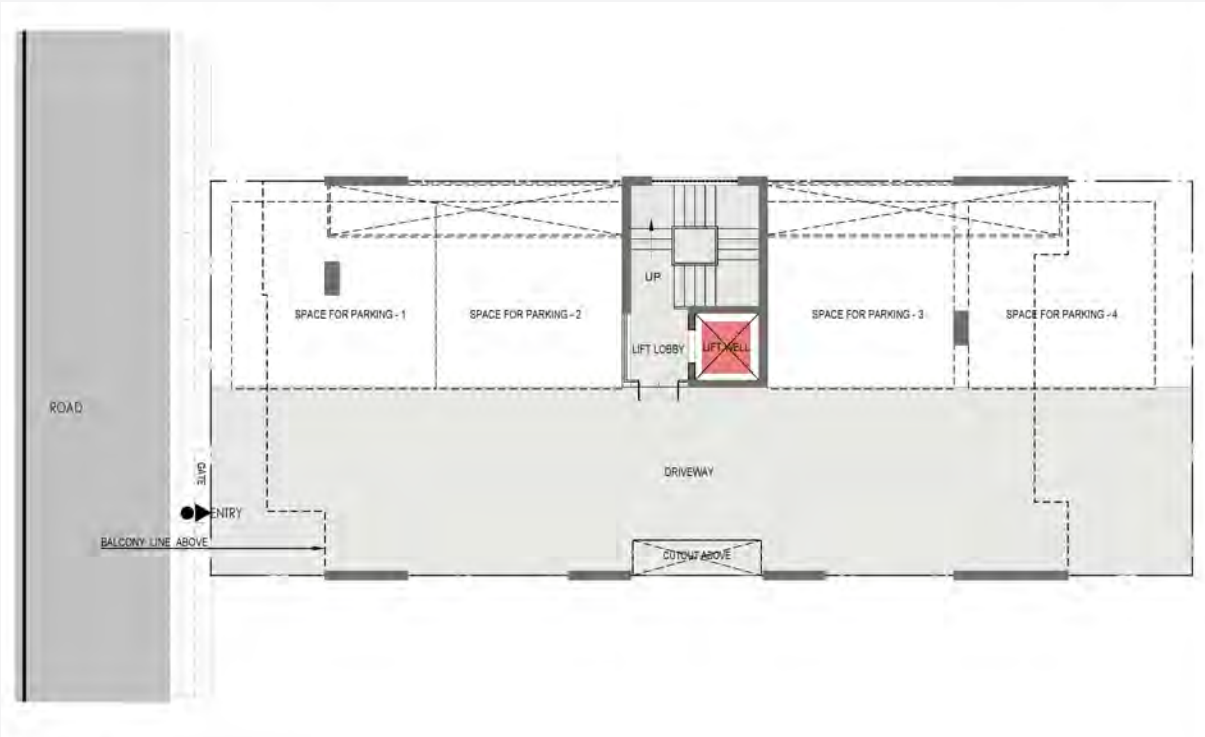
224.9 SQMT (Basement Floor Plan)



PLAN NOT TO SCALE  
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# Floor plans

224.9 SQMT (Stilt Floor Plan)



PLAN NOT TO SCALE  
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# Floor plans

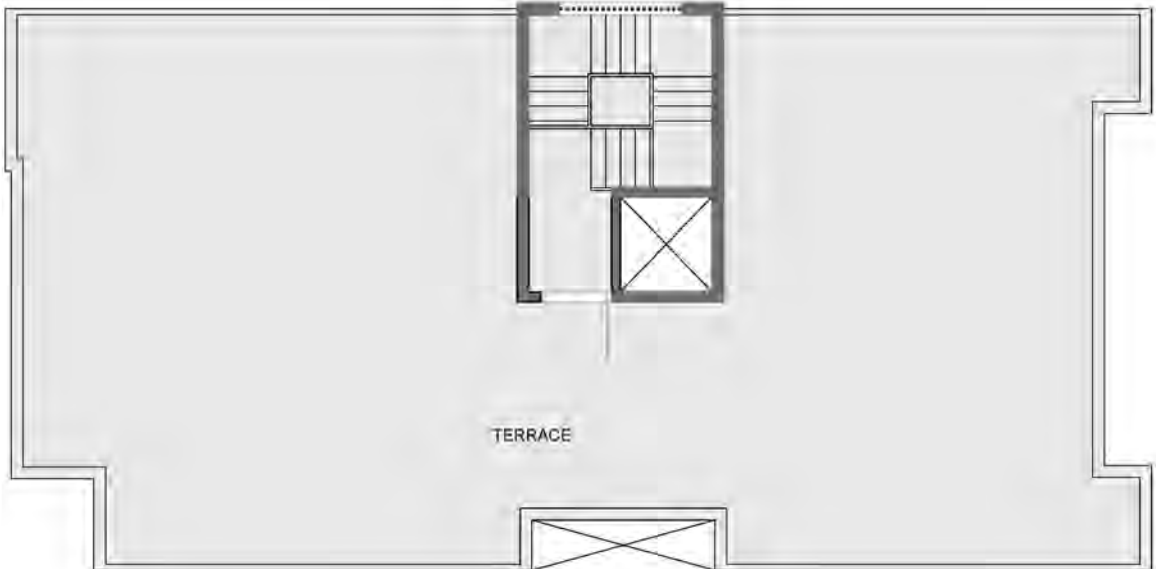
224.9 SQMT (Typical Floor Plan)



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# Floor plans

224.9 SQMT (Terrace Floor Plan)

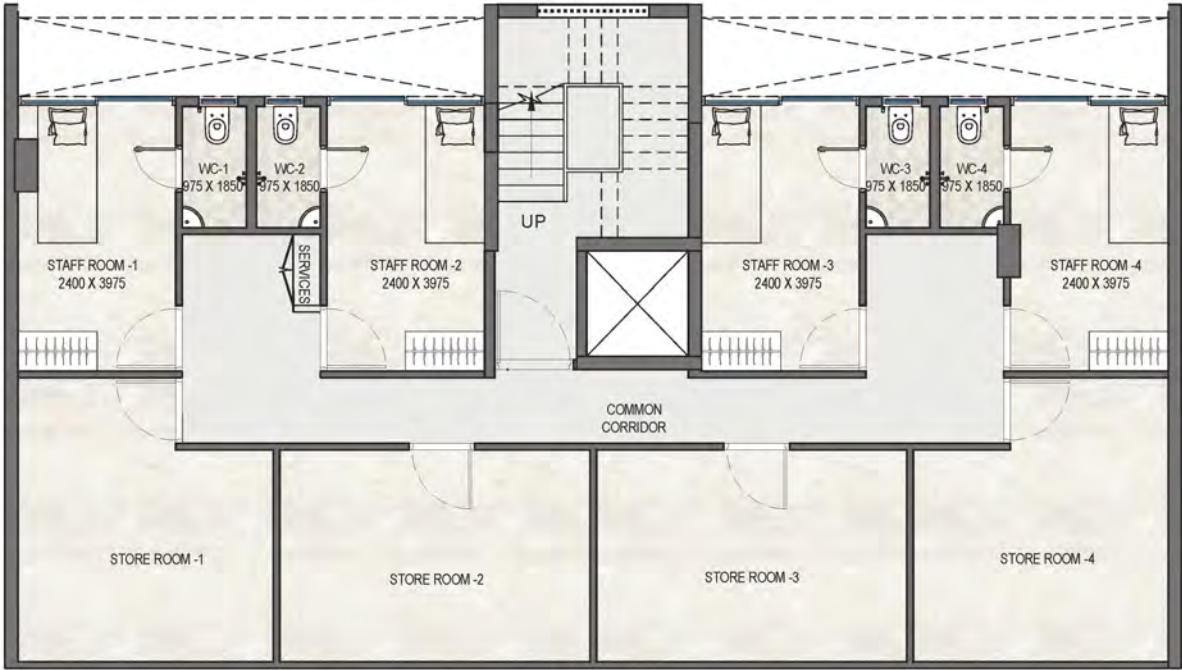


Note - Terrace and services on it are part of common areas

PLAN NOT TO SCALE  
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# Floor plans

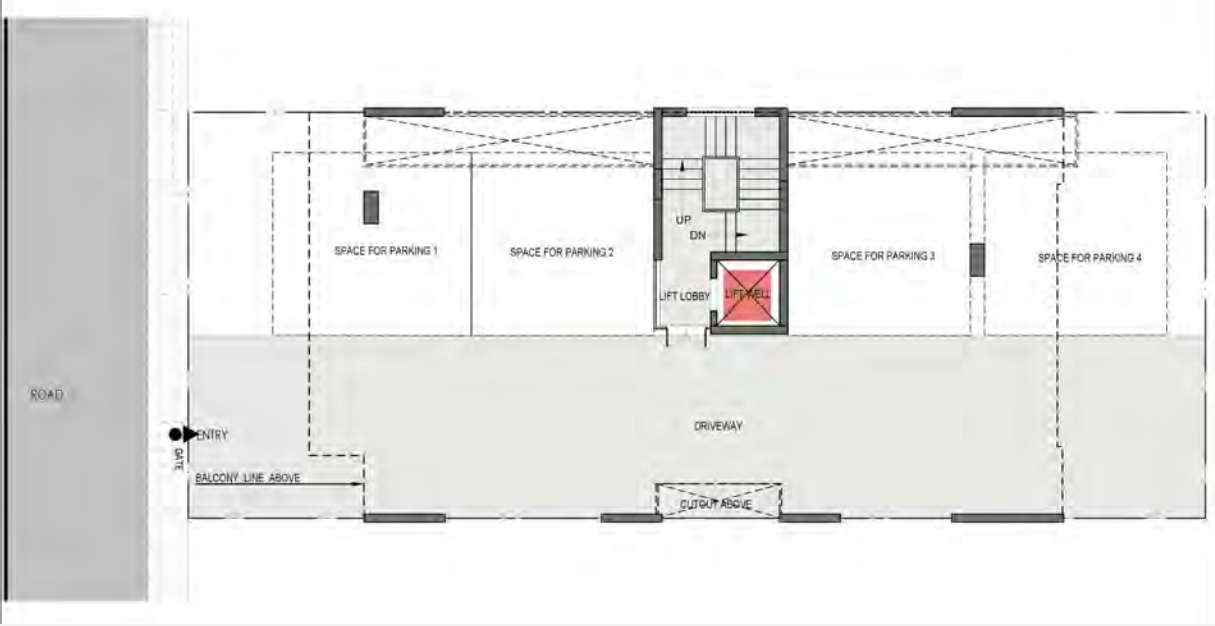
250.8 SQMT (Basement Floor Plan)



PLAN NOT TO SCALE  
DISCLAIMER : PLAN CAN BE MIRRORED AS PER SPECIFIC LOCATION

# Floor plans

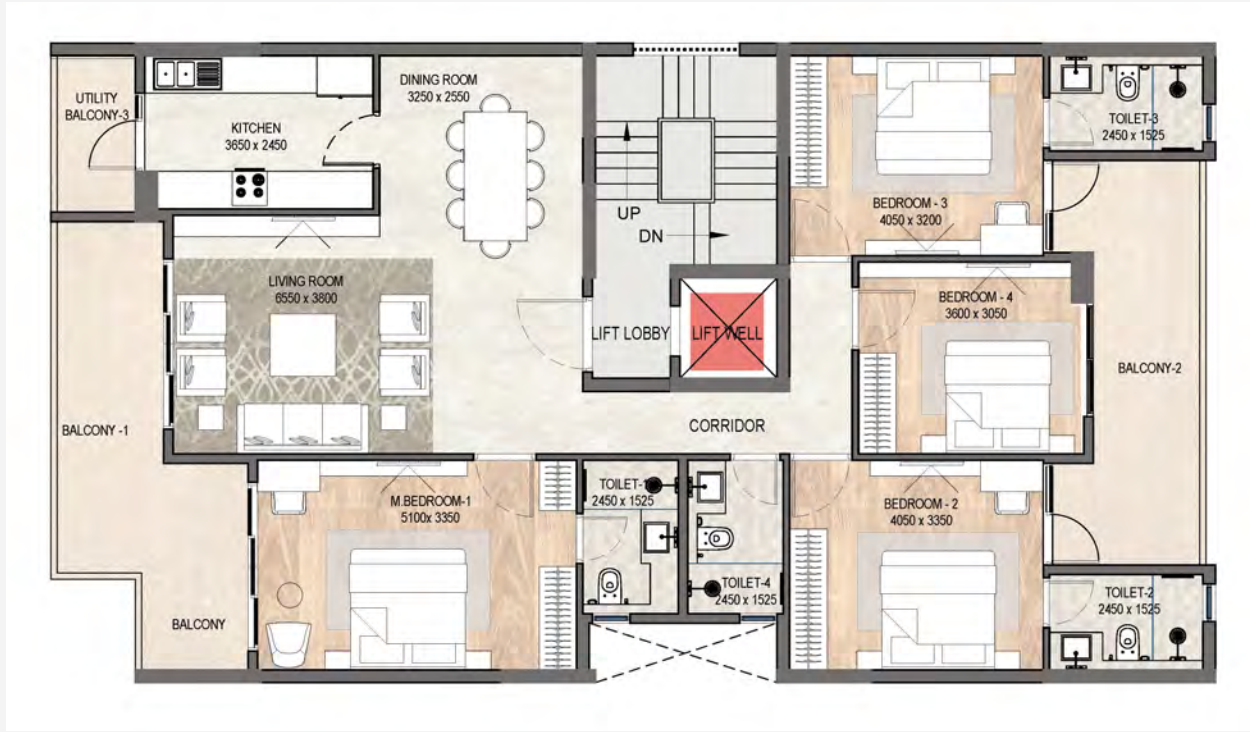
250.8 SQMT (Stilt Floor Plan)



PLAN NOT TO SCALE  
DISCLAIMER : PLAN CAN BE MIRRORED AS PER SPECIFIC LOCATION

# Floor plans

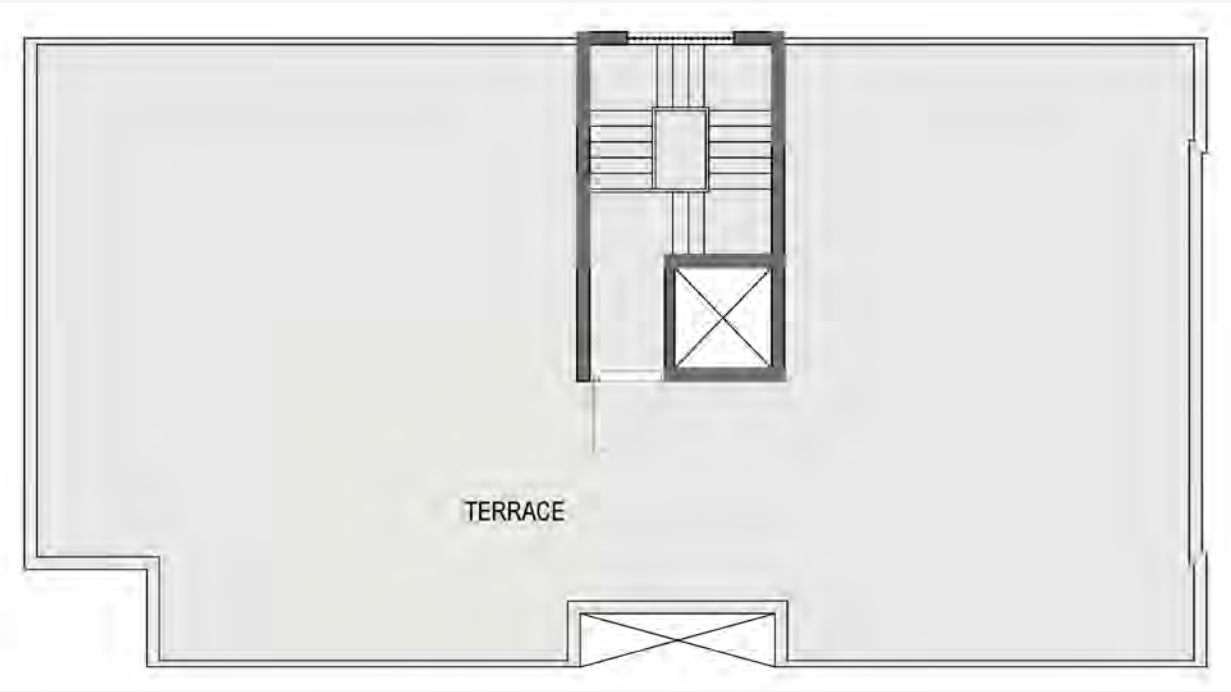
250.8 SQMT (Typical Floor Plan)



PLAN NOT TO SCALE  
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# Floor plans

250.8 SQMT (Terrace Floor Plan)

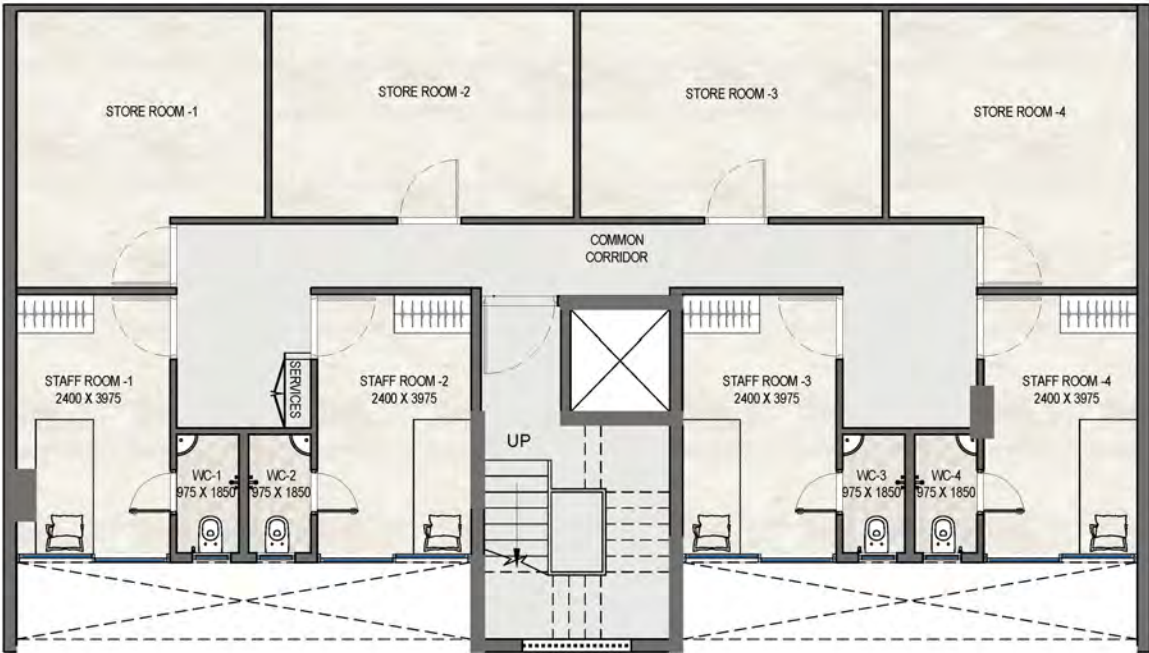


Note - Terrace and services on it are part of common areas

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# Floor plans

250.8 SQMT (Basement Floor Plan) - Corner Plot



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# Floor plans

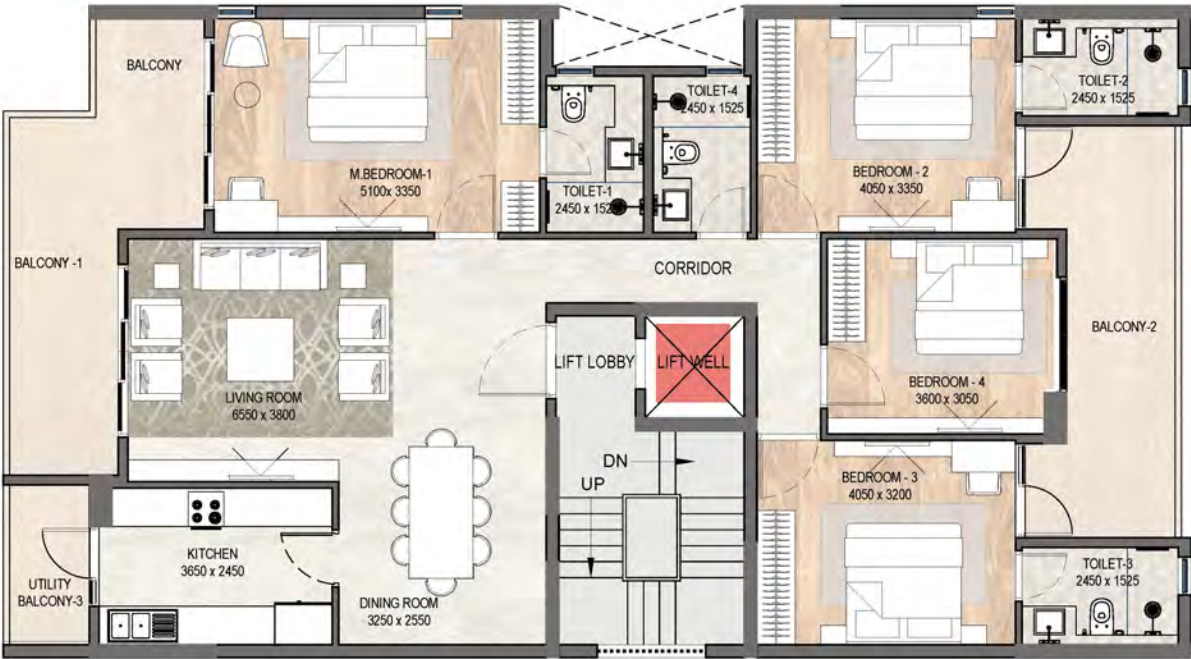
250.8 SQMT (Stilt Floor Plan) - Corner Plot



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# Floor plans

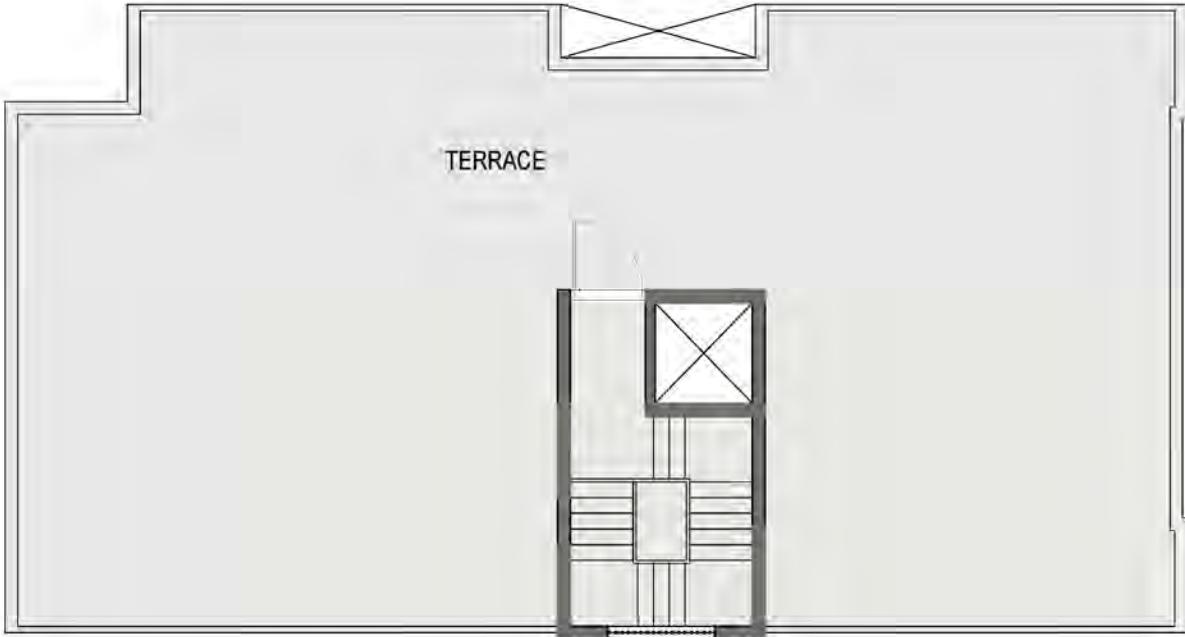
250.8 SQMT (Typical Floor Plan) - Corner Plot



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# Floor plans

250.8 SQMT (Terrace Floor Plan) - Corner Plot



Note - Terrace and services on it are part of common areas

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